

SURPLUS LAND PARCEL INFORMATION SHEET

 Pin
 4178

 Project
 STP-0068(16)68

 Parcel
 5:STAQ
 Tax ID
 06-075-0111

 Parcel
 5B:STAQ
 Tax ID
 06-075-0087

Tax ID

06-075-0085

5D:TQ

Auction Date: November 16, 2017

Parcels are being sold together

ADDRESS 1156 West 500 South, West Bountiful



Parcel

Minimum Bid Deposit (10%)

\$915,000.00

\$91,500.00 (Subject to change due to actual sale amount at time of auction)

Parcel Parcel

Parcel

Davis 5:STAQ

5B:STAQ

5D:TQ

Sq. Ft Sq. Ft

Sq. Ft

Total

73,833 61,783 11,302

146,918

Acres _

1.695 1.464

Acres 0.260

3.419

GENERAL INFORMATION

CLOSING COSTS		***ALL CLOSING COSTS ARE DUE FROM THE PREVAILING BIDDER AT THE TIME OF THE AUCTION***						
	Engineering Document Preparation	\$1,900.00						
	Appraisal Costs:	\$1,900.00						
	Administrative Fee	\$250.00						
	Sales Processing Costs	\$500.00						
	TOTAL CLOSING COSTS	\$4,550.00						

		Pin	4178
		Project	STP-0068(16)68
Parcel	5:STAQ	Tax ID	06-034-0146
Parcel	5B:STAQ	Tax ID	06-034-0116
Parcel	5D:TQ	Tax ID	06-034-0113

5:STAQ	Section 26 Township 2N Range 1W Meridian S. L. B							
LEGAL DESCRIPTION	Beginning at the intersection of the westerly boundary line of said tract and northerly right of-way and limited access line of SR-68 (500 South) at a point 55.00 feet perpendicularly distant northerly from the center line of said SR-68 at a point 507.04 feet S.00º08'59"E. and 772.18 feet S.89º58'26"W. from the northeast corner of said Section 26; and running thence N.00º06'31"W. 326.77 feet along said westerly boundary line; thence N.89º58'20"E. 226.59 feet to the easterly boundary line of said entire tract; thence S.00º06'34"E. 324.90 feet along said easterly boundary line to said northerly right-of-way and limited access line; thence S.89º30'00"W. 226.60 feet to the point of beginning.							
Access	Access is fron	n SR-68.						
Reservations of Sale Disclosures	 Property Signs, Bil 23 United or within activities The gran excludes state protection the adjact signs, was permitted or obstruction. Pursuant above de (500 Sous said tract access to way and directly of the correction of the cor	is subject lboards, d States (conduct to rese from this perty. The tent high lills, fenced within to Title escribed th) right to fland; to the said limited posite with and renforce s, as defed on the	code, Section 1 t, EXCEPT signs ed on this land. rves rights to s grant any righ he Grantee is h way including b es and all othe the Highway Ri the above prop 72, Chapter 6, tract of land is of way and lir EXCEPTING an I adjoining SR-6 access line for left Highway En d subject to any able in law and	I Access tising str 31, shall to adverse the ats to air activiting the of Werty. Section granted activitied activitied activities (500 Strong 60 gineer Strong and all equity. United ed tractivity	Easement. Fuctures, or not be erectise the sale abutting so, light, viewed wised that imited to end to grant the sale of line to grant to	r adverticted, display and vistate provided to highly a code of the code of the code on, while on, while on, while on, while on, rights on the code on, while on, rights on the code on, while on, while on, while on, rights on the code of the code on the code of the code on the code on the code on the code on the code of the code on the code of the cod	splayed, placed or lease of this operty for high sibility over and present or further, embankme way constructiview and visibil Annotated, 1990 or from the across Souther successors or and across to haid section of way and reston 136, shall restor lease of the said section of the said section of way and restor lease on 136, shall restor lease of the said section of the said section of way and restor lease of the said section of the said sectio	and as defined in Title or maintained upon tract or the principal shway purposes and discress the abutting ture construction on ant, structures, poles, on or which may be ity may be restricted as a samended, the adjoining said SR-68 erly boundary line of assigns, the right of the northerly right of a centers at a point crictions appearing of the established or by previous Owner.

		Pin	4178
		Project	STP-0068(16)68
Parcel	5:STAQ	Tax ID	06-034-0146
Parcel	5B:STAQ	Tax ID	06-034-0116
Parcel	5D:TQ	Tax ID	06-034-0113

5B:STAQ	Section	Section 26 Township 2N Range 1W Meridian S. L. B. & M.								
LEGAL DESCRIPTION	Beginning at the intersection of the westerly boundary of said tract and the northerly right of way and Limited Access line of said SR-68 (500 South) to a point 55.00 feet perpendicularly distant northerly from the center line of said SR-68 at a point 508.66 feet S.00º08'59"E. and 968.13 feet S.89º58'26"W. from the northeast corner of said Section 26; and running thence North 00º01'15" East 328.91 feet along said westerly boundary line to the northerly boundary line of said tract; thence South 89°58'45" East 193.61 feet to the northeast corner of said entire tract; thence South 00°16'26" East 327.13 feet along the easterly boundary line of said tract to said northerly right of way and limited access line; thence South 89°30'00" West 195.30 feet along said northerly right of way line to the Point of Beginning.									
Access	Access is fr	om SR-68.								
Reservations of Sale	United within activition activition 2. The green exclude state precipitation adjacent walls, from the within obstructure of the state of the state of the within obstructure of the state of the within of the state	States Coo this tract, es conduct antor rese es from thi roperty. The thighway fences and the Highway cted on the ont to Title described to right of way er with and or enforce rds, as defined on the	de, Section 13: EXCEPT signs ed on this land erves rights to s grant any right he Grantee is h including but all other activity ay Right of e above proper 72, Chapter eract of land is ay and limited d subject to ar able in law and ined in Title 2 e above descri	1, shall not be to advertise d. 2 use the alights to air, lightereby advise not limited to lities related way that a rty. 6, Section 1: granted with access line on the properties of the company and all eased equity. 23 United Stabed tracts of	the sale, hir butting state ght, view and ed that due to excavation to highway coir, light, view and access to the sements, right ates Code, Selands	isplayed re or leader properties de properties de properties de properties de properties onstructies w and de Anna de Anna de Anna de Or fro or fro oss Sout hts of w	d, placed or nase of this tracerty for highwity over and ant or future conkment, struction or which visibility may otated, 1998, om the adjoin herly boundaray and restrict 136, shall not	defined in Title 23 naintained upon or act or the principal way purposes and across the abutting onstruction on the actures, poles, signs, may be permitted by be restricted or as amended, the as amended, the as a tract as a mended, the as as a mended, the as as as as as as a tract as a tr		
Disclosures	1. First Ri	ght of Refu	usal Considera	tion on prop	erty has bee	en RE	TAINED by	y previous Owner.		

		Pin	4178
		Project	STP-0068(16)68
Parcel	5:STAQ	Tax ID	06-034-0146
Parcel	5B:STAQ	Tax ID	06-034-0116
Parcel	5D:TQ	Tax ID	06-034-0113

5D:TQ	Section	26	Township	2N	Range	1W	Meridian	S. L. B. & M.
LEGAL DESCRIPTION	Beginning in the intersection southwest corner of said tract at a point 508.66 feet S.00º08'59"E., 968.13 feet S.89º58'26"W., 328.91 feet North 00º01'15" East, South 89°58'45" East, a distance of 70.30 feet from the northeast corner of said Section 26 to the POINT OF BEGINNING, at a point 179.81 feet S.00º08'59"E and 897.43 ft. S.89º58'26"W. from said Northeast Section corner of said Section 26; and running thence North 00°01'39" West 329.97 feet; thence North 89°59'15" East 35.50 feet; thence South 00°24'20" West 330.00 feet; thence South 89°58'45" West 33.00 feet to the Point of Beginning.							
Access	Access is fr	om SR-68.						
Reservations of Sale	United within activiti 2. Togeth record 3. Junkya	States Coo this tract, es conduct er with an or enforce rds, as de	de, Section 13 EXCEPT signs ed on this land d subject to a able in law and	6, shall not be to advertised. ny and all ead equity. United State	the sale, his sements, rig	displaye re or le hts of v	d, placed or ase of this t	nd as defined in 23 maintained upon or ract or the principal rictions appearing of t be established or
Disclosures	1. First Ri	ght of Refu	usal on proper	ty has been	RETAIN	ED k	y previous (Owner.

For more nformation contact	Deryl Davis	Brad Daley	Shirleen Hancock
	Surplus Land Coordinator	Surplus Land Program Manager	ROW Deputy Director Property Management
	Office: 801-965-4701 Cell: 385-222-6664 ddavis@utah.gov	Office: 801-965-4282 Cell: 801-633-6250 bdaley@utah.gov	Office: 801-965-4438 Cell: 801-633-4723 shirleenhancock@utah.gov

WHEN RECORDED, MAIL TO: Utah Department of Transportation Right of Way, Fourth Floor Box 148420 Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CONTROLLED ACCESS)

Davis County

Affecting Tax ID No. 06-034-0146 Parcel No. 0068: 5:STAQ Project No. STP-0068(16)68

The UTAH [DEPARTMENT OF	TRANSPORTA	ATION, by its	duly app	ointed [Director	of Right
of Way, Gra	antor, of Salt Lake	e City, County	of Salt Lak	e, State	of Utah	n, hereb	y QUIT
CLAIMS to _			, Gra	antee, at			
County of	, Sta	ate of					
TEN (\$10.00)			Dollars,	and of	ther go	od and
valuable co Utah, to-wit:	nsiderations, the fo	ollowing descri	bed tract of	land in I	Davis C	ounty, 9	State of

A tract of land situated in NE1/4NE1/4 of Section 26, T.2N., R.1W., S.L.B.&M. said tract of land Recorded in that certain Warrant Deed as Entry No. 2407231, in book 4665 at page 1057 in the Davis County Recorder Office. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly boundary line of said tract and northerly right-of-way and limited access line of SR-68 (500 South) at a point 55.00 feet perpendicularly distant northerly from the center line of said SR-68 at a point 507.04 feet S.00°08'59"E. and 772.18 feet S.89°58'26"W. from the northeast corner of said Section 26; and running thence N.00°06'31"W. 326.77 feet along said westerly boundary line; thence N.89°58'20"E. 226.59 feet to the easterly boundary line of said entire tract; thence S.00°06'34"E. 324.90 feet along said easterly boundary line to said northerly right-of-way and limited access line; thence S.89°30'00"W. 226.60 feet to the point of beginning.

The above described tract of land contains 73,833 square feet or 1.695 acre.

Continued on Page 2 UDOT RW-05UDA (12-01-03) Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining said SR-68 (500 South) right of way and limited access line over and across Southerly boundary line of said tract of land; EXCEPTING and reserving to grantor their successors or assigns, the right of access to the said adjoining SR-68 (500 South) highway over and across the northerly right of way and limited access line for one 60-foot section, which said section centers at a point directly opposite left Highway Engineer Station 57+03.27.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Continued on Page 3 UDOT RW-05UDA (12-01-03) RESERVING A PERPETUAL EASEMENT AS A PARCEL No. 5:E THEREFORE UNTO GRANTOR, its successors and assigns a perpetual easement, upon part of an entire tract of property, situate in the NE ¼ NE ¼ of Section 26, T. 2 N., R. 1 W., Salt Lake Base and Meridian, in Davis County Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and traffic information signs. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantor successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract of property are described as follows:

Beginning on the westerly boundary line of said entire tract a point 507.04 feet S.00°08'59"E. and 772.18 feet S.89°58'26"W. from the northeast corner of said Section 26 at a point 55.00 feet perpendicularly distant northerly from centerline of Project No. STP-0068(16)68 at; and running thence N. 00°06'31" W. 9.00 feet along said westerly boundary line; thence N. 89°30'00" E. 226.60 feet; thence S.00°06'34"E. 9.00 feet along the easterly boundary line of said entire tract to the northerly right of way and limited access line of 500 South Street; thence S. 89°30'00" W. 226.60 feet to the point of beginning.

The above described part of an entire tract of property contains 2039 square feet in area or 0.049 acre.

RESERVING UNTO THE GRANTOR, and assigns, a perpetual access easement for the purpose of accessing Parcel 5B:ST to and from 500 South Street as shown on the official maps of project STP-0068(16)68 on file in the office of the Utah Department of Transportation, said perpetual easement is situate in the NE ¼ NE ¼ of Section 26, T. 2 N., R. 1 W., Salt Lake Base and Meridian, in Davis County Utah, and described as follows:

Beginning at a point in the southerly boundary line of said tract and the northerly highway right of way line of said project at a point 505.98 feet S.00°08'59"E. and 644.15 feet S.89°58'26"W. from the northeast corner of said Section 26 at a point 55.00 feet perpendicularly distant northerly from centerline of Project No. STP-0068(16)68 at Engineering Station 57+33.27; and running thence; S. 89°30'00" W. 128.03 feet along said southerly boundary line and the northerly highway right of line and limited access line of 500 South Street to the westerly boundary line of said tract; thence N. 00°06'31" W 40.00 feet; thence N. 89°30'00" E. 128.03 feet; thence S.00°06'34"E. 40.00 feet to the point of beginning.

The above described part of an entire tract of property contains 5121 square feet in area or 0.118 acre.

Continued on Page 4 UDOT RW-05UDA (12-01-03)

IN WITNESS WHEREOF, s caused this instrument to be execu Director of Right of Way.				
STATE OF UTAH)) ss.	UTAH DEPARTMENT O	F TRANSPORT	TATION
COUNTY OF SALT LAKE)	By Director of	Right of Way	
	_, who furthe AH DEI	PARTMENT OF TRANSF	n, did say that I that said instrum PORTATION.	he is the nent was
Notary Public				

WHEN RECORDED, MAIL TO: Utah Department of Transportation Right of Way, Fourth Floor Box 148420 Sait Lake City, Utah 84114-8420

Quit Claim Deed

(CONTROLLED ACCESS)

Davis County

Affecting Tax ID No. 06-034-0116 Parcel No. 0068: 5B:STAQ Project No. STP-0068(16)68

The UTAL	I DEPARTMEN	T OF TRANS	PORTATIO	N, by its	duly ap	pointed	d Directo	r of R	light
of Way, (Grantor, of Salt	t Lake City, (County of	Salt Lak	e, State	of Ut	ah, here	by O	≀UIT
CLAIMS to	0			, Gra	antee, at				
County of		_, State of							
TEN	V (\$10.00)				Dollars,	and	other g	ood	and
valuable (considerations,	the following	described	tract of	land in	Davis	County,	State	e of
Utah, to-w	rit:								

A tract of land situate in the NE¼NE¼ of Section 26, T. 2 N., R. 1 W., S.L.B. & M. recorded in that certain Warranty Deed as entry No. 2407235, Book 4665 at Page 1065 in the Davis County Recorder Office. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly boundary of said tract and the northerly right of way and Limited Access line of said SR-68 (500 South) to a point 55.00 feet perpendicularly distant northerly from the center line of said SR-68 at a point 508.66 feet S.00°08'59"E. and 968.13 feet S.89°58'26"W. from the northeast corner of said Section 26; and running thence North 00°01'15" East 328.91 feet along said westerly boundary line to the northerly boundary line of said tract; thence South 89°58'45" East 193.61 feet to the northeast corner of said entire tract; thence South 00°16'26" East 327.13 feet along the easterly boundary line of said tract to said northerly right of way and limited access line; thence South 89°30'00" West 195.30 feet along said northerly right of way line to the Point of Beginning.

The above described tract of land contains 63,783 square feet in area or 1.464 acres.

Continued on Page 2 UDOT RW-05UDA (12-01-03)

Parcel No. 0068: 5B:STAQ Project No. STP-0068(16)68

PAGE 2

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining said SR-68 (500 South) right of way and limited access line over and across Southerly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands

Continued on Page 3 UDOT RW-05UDA (12-01-03)

Parcel No. 0068: 5B:STAQ Project No. STP-0068(16)68

PAGE 3

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RESERVING A PERPETUAL EASEMENT AS A PARCEL No. 5B:E THEREFORE UNTO GRANTOR, its successors and assigns a perpetual easement, upon part of an entire tract of the Grantor's property for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and traffic information signs. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantor successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of entire tract of land are described as follows:

Beginning at the Southwest corner thereof, said point being 508.66 feet S.00°08'59"E. and 968.13 feet S.89°58'26"W. from the northeast corner of said Section 26; at a point 55.00 feet perpendicularly distant northerly from centerline of said project; and running thence North 00°01'15" East 9.00 feet along said westerly boundary line; thence North 89°30'00" East 195.25 feet to the easterly boundary line of said entire tract; thence South 00°16'26" East 9.00 feet along said easterly boundary line to the northerly right of way and limited access line of 500 South Street; thence South 89°30'00" West 195.30 feet to the Point of Beginning. The above described part of an entire tract of property contains 1,757 square feet in area or 0.040 acre.

		AH DEPARTMENT OF TRANSPORTATION has s, A.D. 20, by its
STATE OF UTAH)) ss.	UTAH DEPARTMENT OF TRANSPORTATION
COUNTY OF SALT LAKE)	By Director of Right of Way
Director of Right of Way, and he	_, who furthe	ve written personally appeared before me, , being by me duly sworn, did say that he is the er acknowledged to me that said instrument was PARTMENT OF TRANSPORTATION.
WITNESS my hand and office	ial sta	mp the date in this certificate first above written.
Notary Public		

WHEN RECORDED, MAIL TO: Utah Department of Transportation Right of Way, Fourth Floor Box 148420 Sait Lake City, Utah 84114-8420

Quit Claim Deed

Tax ID No. 06-034-0113 Parcel No. 0068: 5D:TQ Project No. STP-0068(16)68

Davis County

	The U	JTAH	DEPARTN	MENT OF	TRAN	ISPO	RTATION	, by its	duly a	appoir	nted	Direc	tor
of Ri	ght of	Way,	Grantor,	of Salt	Lake	City,	County	of Salt	Lake	e, Sta	ite (of Uta	ah,
hereb	y QUIT	CLAI	MS to								Gra	intee,	at
					, Co	unty o	of		_State	of _			_
Zip	, fo	or the	sum of	TEN	I (\$10.0	00)					Doll	ars, a	nd
other	good	and	valuable	consider	ations,	the	following	descr	ibed	tract	of	land	in
Davia	0		e of Utah,	Annual Contract									

A tract of land situate in the NE¼NE¼ of Section 26, T. 2 N., R. 1 W., S.L.B. & M., described in that certain Warranty Deed recorded as Entry No. 2407233, in Book 4665 at Page 1061, in the Davis County Recorder Office, The boundaries of said tract of land described as follows:

Beginning in the intersection southwest corner of said tract at a point 508.66 feet S.00°08'59"E., 968.13 feet S.89°58'26"W., 328.91 feet North 00°01'15" East, South 89°58'45" East, a distance of 70.30 feet from the northeast corner of said Section 26 to the POINT OF BEGINNING, at a point 179.81 feet S.00°08'59"E and 897.43 ft. S.89°58'26"W. from said Northeast Section corner of said Section 26; and running thence North 00°01'39" West 329.97 feet; thence North 89°59'15" East 35.50 feet; thence South 00°24'20" West 330.00 feet; thence South 89°58'45" West 33.00 feet to the Point of Beginning.

The above described tract of land contains 11,302 square feet in area or 0.260 acre.

Continued on Page 2

UDOT RW-05UD (12-01-03)

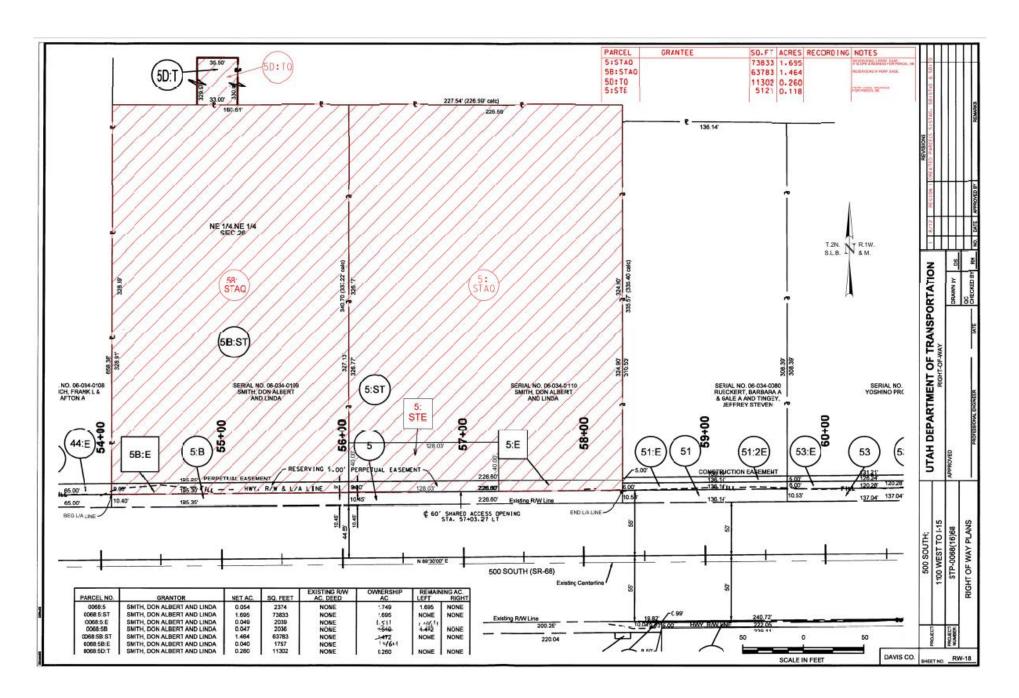
Parcel No. 0068: 5D:TQ Project No. STP-0068(16)68

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

IN WITNES caused this instru Director of Right of	ment	to be e				RTMENT OF			
STATE OF UTAH)) ss		TAH DE	PARTMENT	OF TRANSF	PORTATI	ON		
COUNTY OF)		Ву		Director of		
On	the					personally me duly swo			_
Director of Right signed by him in b						_			was
WITNESS	my ha	nd and	l officia	al stamp	the date	in this certifi	cate first abo	ove writte	n.
	No	tarv Pu	ıblic						



Page **15** of **16**

